

WARRANTY DEED

Form WD-1
Revised 07/2014

| | |
|----------|------------------------------------|
| Project: | <u>Tippecanoe County Bridge 32</u> |
| Parcel: | <u>3</u> |
| Page: | <u>1 of 2</u> |

THIS INDENTURE WITNESSETH, That **Jerry S. Bower and Rebecca S. Bower, husband and wife**, the Grantors of Tippecanoe County, State of Indiana, Convey and Warrant to the **Board of Commissioners of Tippecanoe County, Indiana**, the Grantee, for and in consideration of the sum of One Hundred Twenty Thousand and No/100 Dollars (\$120,000.00) (of which said sum \$120,000.00 represents land and improvements acquired and \$0.00 represents damages) and other valuable consideration, the receipt of which is hereby acknowledged, certain Real Estate situated in the County of Tippecanoe, State of Indiana, and being more particularly described in the legal description(s) attached hereto as Exhibit "A", which exhibit is incorporated herein by reference.

This conveyance is subject to any and all easements, conditions and restrictions of record.

The Grantors hereby specifically acknowledge and agree that the Real Estate conveyed herein is conveyed in fee simple and that no reversionary rights whatsoever shall remain with the Grantors, or any successors in title to the abutting lands of the Grantors, notwithstanding any subsequent abandonment, vacation, disuse, nonuse, change of use, conveyance, lease and/or transfer by the Grantee or its successors in title, of a portion or all of the said Real Estate or any right of way, roadway or roadway appurtenances established thereupon. This acknowledgement and agreement is a covenant running with the land and shall be binding upon the Grantors and all successors and assigns.

The Grantors assume and agree to pay the 2019 payable 2020 real estate taxes and assessments on the above described real estate, and for all tax liabilities that accrue prior to transfer of title to Grantee. This obligation to pay shall survive the said closing and shall be enforceable by the County in the event of any non-payment.

Interests in land acquired by The Board of
Commissioners of Tippecanoe County
Grantee mailing address:
20 N. 3rd Street, 1st Floor
Lafayette, Indiana 47901
I.C. 8-23-7-31

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Project: Tippecanoe County Bridge 32
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IN WITNESS WHEREOF, the said Grantors have executed this instrument this 26 day
of April, 2020.

Jerry S. Bower (Seal)
Signature

Jerry S. Bower, husband
Printed Name

Rebecca S. Bower
Signature

Rebecca S. Bower, wife
Printed Name

STATE OF Indiana
COUNTY OF Tippecanoe SS:

Before me, a Notary Public in and for said State and County, personally appeared Jerry S. Bower and Rebecca S. Bower
husband and wife, the Grantors in the above conveyance, and acknowledged the execution of the same on the date aforesaid
to be their voluntary act and deed and who, being duly sworn, stated that any representations contained therein are true.

Witness my hand and Notarial Seal this 26th day of April, 2020.

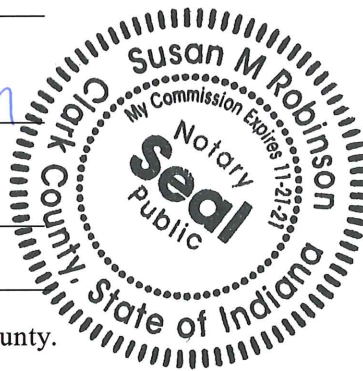
Susan M Robinson
Signature

Susan M Robinson
Printed Name

Commission Number 649233

My Commission expires 11/21/21

I am a resident of Tippecanoe County.



This instrument was prepared by Douglas J. Masson, Attorney at Law, from information provided by VS Engineering, Inc. Douglas J. Masson, 200 Ferry Street, Suite C, Lafayette, IN 47902

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law.

EXHIBIT "A"

A part of the Southwest Quarter of Section Thirty-three (33), Township Twenty-three (23) North, Range Three (3) West, more completely described as follows:

Beginning at a point on the South line of Section Thirty-three (33), Township Twenty-three (23) North, Range Three (3) West, said point of beginning being six hundred thirty-four (634) feet West of the Southeast corner of the Southwest Quarter of said Section Thirty-three (33); thence South eighty-nine (89) degrees and fifteen (15) minutes West on the South line of Section Thirty-three (33) for a distance of one hundred fifty-four and $\frac{3}{10}$ (154.3) feet; thence North 0 degrees and forty-five (45) minutes West for a distance of one hundred ninety-seven (197) feet; thence North eighty-nine (89) degrees and fifteen (15) minutes East for a distance of two hundred eighty-eight and $\frac{9}{10}$ (288.9) feet; thence South thirty-three (33) degrees and thirty-five (35) minutes West for a distance of two hundred thirty-eight and $\frac{8}{10}$ (238.8) feet to the place of beginning.

Containing one (1) acre, more or less.

Located in Perry Township, Tippecanoe County, Indiana.

The above **Warranty Deed (Bridge #32 – Parcel 3 – Jerry S. and Rebecca S. Bower)**
approved and accepted on behalf of the Board of Commissioners of the County of Tippecanoe in
the State of Indiana, on this _____ day of _____, 2020.

Tracy A. Brown, President

Thomas P. Murtaugh, Vice President

David S. Byers, Member

Constituting the Board of Commissioners of the County of Tippecanoe, in the State of Indiana.

Attest: _____
Robert A. Plantenga, Auditor

"This is an exempt transaction and the sales disclosure 46021 (R8/7-08) is not required"

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law.

A handwritten signature in black ink, appearing to read "Stewart W. Kline", is written over a horizontal line.

**Stewart W. Kline, P.E., Executive Director
Tippecanoe County Highway Department**

This instrument prepared by: Douglas J. Masson, 8939-79, Hoffman, Luhman, & Mason, PC
200 Ferry Street, Suite C, P.O. Box 99, Lafayette, IN 47902, Telephone (765) 423-5404

Billing address for the property taxes as follow:

GRANTEE

Tippecanoe County Board of Commissioners
20 North Third Street
Lafayette, IN 47901

A handwritten signature in blue ink, reading "Stewart W. Kline", positioned above a horizontal line.

Stewart W. Kline, P.E., Executive Director
Tippecanoe County Highway Department

A handwritten signature in blue ink, reading "Tracy A. Brown", positioned above a horizontal line.

Tracy A. Brown, President
Tippecanoe County Board of Commissioners